

Limeslade Close

FAIRWATER, CARDIFF, CF5 3BD

GUIDE PRICE £135,000

**Hern &
Crabtree**



Limeslade Close

No chain. Perfectly positioned on the corner of a quiet cul-de-sac in Fairwater, this well-proportioned one-bedroom ground floor garden maisonette offers stylish, move-in-ready accommodation, making it an ideal first-time purchase or investment opportunity.

Finished to a modern standard throughout, the property benefits from a private decked seating area and an allocated parking space directly outside the front.

The accommodation briefly comprises an entrance hall, a spacious lounge with room for a small dining area, a contemporary fitted kitchen, a generous double bedroom, and a modern shower room.

Situated on Limeslade Close, the property is within walking distance of Waungron Park railway station and enjoys easy access to local shops, cafés, and everyday amenities.

Early internal viewing is highly recommended to fully appreciate everything this excellent property has to offer.



Approx 435.00 sq ft

Council Tax Band: B

Entrance

Entered via a pvc obscure glazed door into the hallway.

Hall

Wooden flooring. Leading to the living room.

Living Room

Double glazed window to the front. Continuation of wooden flooring. Coved ceiling. Radiator. Storage cupboard.

Kitchen

Double glazed window to the front and double glazed obscure window to the side. The kitchen is fitted with wall and base units with complimentary laminate worksurfaces. Tiled splash backs. Stainless steel sink and drainer. Space for fridge, electric oven and space and plumbing for a washing machine and tumble dryer. Combi boiler. Coved ceiling. Tiled flooring.

Shower Room

Obscure double glazed window to the side. Recess lights. Shower, w/c and wash hand basin. Heated towel rail. Tiled walls and floor.

Bedroom

Double glazed window to the rear. Coved ceiling. Radiator. Built in wardrobe.

OUTSIDE

Private decked sitting area. South facing. Path to front door. Large storage shed.

Parking

One allocated parking space.

Tenure and Charges

We have been advised by the seller that the property is leasehold, 125 years from 1984 having approximately 83 years remaining. Ground Rent £57.50 paid 6 monthly. Service Charges £420.00 pa to include gardens and building Insurance.

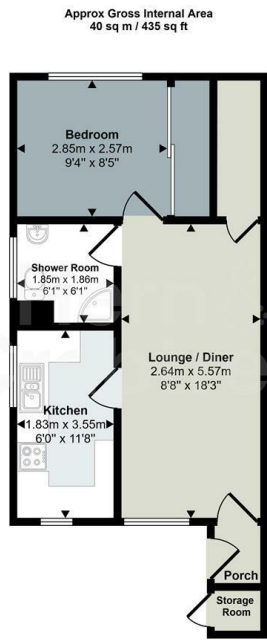
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Floorplan

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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